



STATE OF INDIANA
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October 6, 2016

Board of Commissioners
St. Joseph County Housing Authority
107 W. Center St.
North Liberty, IN 46554

We have reviewed the audit report prepared by Pamela J. Simpson, CPA, for the period October 1, 2014 to September 30, 2015. In our opinion, the audit report was prepared in accordance with the guidelines established by the State Board of Accounts. Per the Independent Public Accountants' opinion, the financial statements included in the report present fairly the financial condition of the St. Joseph County Housing Authority, as of September 30, 2015 and the results of its operations for the period then ended, on the basis of accounting described in the report.

The Independent Public Accountants' report is filed with this letter in our office as a matter of public record.

A handwritten signature in blue ink that reads "Paul D. Joyce".

Paul D. Joyce, CPA
State Examiner

**HOUSING AUTHORITY OF
THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**REPORT ON EXAMINATION OF
FINANCIAL STATEMENTS AND
SUPPLEMENTAL DATA**

TWELVE MONTHS ENDED SEPTEMBER 30, 2015

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

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Independent Auditor's Report

Board of Commissioners
Housing Authority of the County of St. Joseph
North Liberty, Indiana

I have audited the accompanying financial statements of the Housing Authority of the County of St. Joseph, as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the Housing Authority of the County of St. Joseph's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Housing Authority of the County of St. Joseph's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the County of St. Joseph's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the net position of the Housing Authority of the County of St. Joseph, as of September 30, 2015 and the changes in its net position and its cash flows for the year end in accordance with accounting principles generally accepted in the United States of America.

Report on Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures on the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Report on Supplemental Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the County of St. Joseph's financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Office of Management and Budget Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*, and is not a required part of the financial statements. Further, the financial data schedules shown on pages 26 to 30 are presented for purposes of additional analysis as required by *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, and are not a required part of the financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the above described supplemental information is fairly stated in all material respects in relation to the financial statements as a whole.

Report Issued in Accordance with *Government Auditing Standards*

In accordance with *Government Auditing Standards*, I have also issued my report dated June 1, 2016 on my consideration of the Housing Authority of the County of St. Joseph's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. This report is an integral part of a *Government Auditing Standards* and should be considered in assessing the results of my audit.



Decatur, Illinois
June 1, 2016

Certified Public Accountant

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
MISHAWAKA, INDIANA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
September 30, 2015**

This section of the Housing Authority of the County of St. Joseph, Indiana (Authority) annual financial report presents our management's discussion and analysis of the Authority's financial performance during the fiscal year ended on September 30, 2015. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. Please read and consider the information presented in conjunction with the financial statements as a whole.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities similar to those found in the private business sector, where the determination of net income is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which all assets, all deferred outflows of resources, all liabilities, and all deferred inflows of resources, associated with the operation of these funds are included on the Statement of Net Position. The focus of enterprise funds is on income measurement, which, together with the maintenance of equity, is an important financial indication.

FINANCIAL HIGHLIGHTS

- The term "net position" refers to the difference between assets plus deferred outflows of resources less liabilities and deferred inflows of resources. The Authority's total net position as of September 30, 2015 was \$43,865. The net position increased by \$3,249, an increase of 8.0% over the prior year.
- Revenues for the Authority were \$892,971 for the year ended September 30, 2015. This was a decrease of \$69,569 or 7.2% from the prior year.
- Expenses for the Authority were \$891,883 for the year ended September 30, 2015. This was a decrease of \$92,995 or 9.4% from the prior year.
- HUD PHA operating grants for the Authority was \$871,224 for the year ended September 30, 2015, a decrease of \$79,689 or 8.4% from the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report includes this *Management Discussion and Analysis* report, the *Basic Financial Statements* and the *Notes to the Financial Statements*. This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Information*. The Authority's financial statements are presented as fund level financial statements because the Authority only has proprietary funds.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
MISHAWAKA, INDIANA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
September 30, 2015**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Required Financial Statements

The financial statements of the Housing Authority report information of the Authority using accounting methods similar to those used by private sector companies. These statements offer short- and long-term financial information about its activities. The Statement of Net Position includes all the Authority's assets, deferred outflows of resources, liabilities, and deferred inflows of resources and provides information about the nature and amounts of investments in resources (assets and deferred outflows of resources) and obligations of the Authority creditors (liabilities and deferred inflows of resources). It also provides the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority.

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Fund Net Position. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all its costs through its user fees and other charges, profitability and credit worthiness.

The final required financial statement is the Statement of Cash Flows. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements and provide more detailed data.

Supplemental Information

This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Supplemental Data*. HUD has established *Uniform Financial Reporting Standards* that require Housing Authority's to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended September 30, 2015 and is required to be included in the audit reporting package.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
MISHAWAKA, INDIANA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
September 30, 2015**

FINANCIAL ANALYSIS

Net position may serve, over time, as a useful indicator of a government's financial position. As stated in the table on the following page, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$43,865 at the close of the year ended September 30, 2015 up from \$40,616 in fiscal year 2014. The increase in net position of \$3,249 was due to the reasons noted below.

- Other current assets increased \$668 from FY 2014.
- Cash increased \$9,619 from FY 2014 due to an increase in funding from HUD for housing assistance payments not yet utilized.

The unrestricted net position was \$3,649 as of September 30, 2015. This amount may be used to meet the Authority's ongoing obligations. The Authority has sufficient funds to meet requirements for cash outlays for one month. The restricted net position was \$40,216 as of September 30, 2015. This amount is subject to external restrictions on how they may be used. At the end of the current fiscal year, the Authority is able to report positive balances in all categories of net position. The same situation held true for the prior fiscal year.

CONDENSED STATEMENTS OF NET POSITION

	<u>2015</u>	<u>2014</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Cash	17,274	7,655	9,619	125.7%
Other Current Assets	40,339	39,671	668	1.7%
Total Assets	57,613	47,326	10,287	21.7%
Deferred Outflows of Resources	0	0	0	0.0%
TOTAL	57,613	47,326	10,287	21.7%
Current Liabilities	13,748	6,710	7,038	104.9%
Noncurrent Liabilities	0	0	0	0.0%
Total Liabilities	13,748	6,710	7,038	104.9%
Deferred Inflows of Resources	0	0	0	0.0%
Restricted	40,216	27,546	12,670	46.0%
Unrestricted	3,649	13,070	(9,421)	-72.1%
Total Net Position	43,865	40,616	3,249	8.0%
TOTAL	57,613	47,326	10,287	21.7%

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
MISHAWAKA, INDIANA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
September 30, 2015**

FINANCIAL ANALYSIS (CONTINUED)

While the Statement of Net Position shows the change in financial position of net position, the Statements of Revenues, Expenses, and Changes in Net Position provides answers as to the nature and source of these changes.

**CONDENSED STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION**

	<u>FY 2015</u>	<u>FY 2014</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Revenues				
Operating - non-operating - capital contributions:				
HUD PHA operating grants	\$ 871,224	\$ 950,913	\$ (79,689)	-8.4%
Other income	21,735	11,625	10,110	87.0%
Investment income	12	2	10	500.0%
Total Revenues	<u>892,971</u>	<u>962,540</u>	<u>(69,569)</u>	-7.2%
Expenses				
Administration	91,864	78,567	13,297	16.9%
General expense	2,887	2,877	10	0.3%
Housing assistance payments	797,132	903,434	(106,302)	-11.8%
Total Expenses	<u>891,883</u>	<u>984,878</u>	<u>(92,995)</u>	-9.4%
Excess (deficiency) before prior period adjustments	1,088	(22,338)	23,426	
Prior period adjustments	<u>2,161</u>	<u>(1,611)</u>	<u>3,772</u>	
Change in net position	3,249	(23,949)	27,198	
Beginning net position	40,616	64,565	(23,949)	
Ending net position	<u>\$ 43,865</u>	<u>\$ 40,616</u>	<u>\$ 3,249</u>	

As can be seen in the table above, total revenues decreased \$69,569 due to the reasons noted below.

- HUD PHA operating grants decreased \$79,689 or 8.4% from FY 2014 due to a 10.5% decrease in number of vouchers issued and outstanding and a decreased in average housing assistance payment per unit of \$15.05 or 3.6%.
- Other income increased \$10,110 from FY 2014 mainly due to a \$16,329 increase in revenue from portability vouchers.
- Investment income increased \$10 from FY 2014.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
MISHAWAKA, INDIANA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
September 30, 2015**

FINANCIAL ANALYSIS (CONTINUED)

Total expenses decreased \$92,995 due to the reasons noted below.

- Administration increased \$13,297 or 16.9% from FY 2014 primarily due to a \$15,800 increase in office and other administrative expenses and a \$8,905 increase in legal expenses. In FY 2014 the Authority paid \$67,885 for outside management and in FY 2015 the Authority paid \$56,096 in administrative wages and benefits.
- General expense increased \$10 from FY 2014 due to a \$2,102 increase in insurance expense, which was partially offset by a \$2,092 decrease in port-out voucher administrative fees paid to other housing authorities.
- Housing assistance payments decreased \$106,302 or 11.8% due to a decrease in average housing assistance payment per unit of \$15.04 or 3.6% and a 10.5% decrease in leasing rate.

The Authority is authorized to assist 224 households with the Housing Choice Voucher Rental Assistance Program. The Section 8 lease-up rate for fiscal year ended September 30, 2015 was 70.8%, down from 79.0% in FY 2014.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Authority is eligible to receive \$824,605 for housing assistance payments for next fiscal year in the Housing Choice Voucher Program. The Authority also has \$40,216 available in HAP Reserves and \$114,578 in HUD-Held Program Reserves to be used for housing assistance payments. Based on the average housing assistance payment per unit of \$408.45 for FY 2015, the Authority will have sufficient funding and reserves to lease 89.2% of its authorized vouchers during FY 2016. Administrative fees for the Housing Choice Voucher program will be based on actual utilization in FY 2016 and adjusted for pro-ration which is estimated at 84%.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to Executive Director, Housing Authority of the County of St. Joseph, 107 W. Center Street, P.O. Box 425, North Liberty, IN 46554.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**STATEMENT OF FUND NET POSITION - PROPRIETARY FUNDS
AS OF SEPTEMBER 30, 2015**

ASSETS

Cash - operating	\$	0
Cash - restricted		17,274
Accounts receivable		39,824
Prepaid expenses		515
Capital assets:		
Capital assets, net of depreciation	\$	<u>0</u>
Total Capital Assets	\$	<u>0</u>
Total Assets	\$	<u>57,613</u>

DEFERRED OUTFLOWS OF RESOURCES \$ 0

TOTAL \$ 57,613

LIABILITIES

Accounts payable	\$	9,096
Unearned revenue		<u>4,652</u>
Total Liabilities	\$	<u>13,748</u>

DEFERRED INFLOWS OF RESOURCES \$ 0

NET POSITION

Net investment in capital assets	\$	0
Restricted		40,216
Unrestricted		<u>3,649</u>
Total Net Position	\$	<u>43,865</u>
TOTAL	\$	<u><u>57,613</u></u>

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION -
PROPRIETARY FUNDS
TWELVE MONTHS ENDED SEPTEMBER 30, 2015**

Operating Income

HUD operating grants	\$ 871,224
Other revenue	<u>21,735</u>
Total Operating Income	<u>\$ 892,959</u>

Operating Expenses

Administration	\$ 91,864
General expense	2,887
Housing assistance payments	797,132
Depreciation	<u>0</u>
Total Operating Expenses	<u>\$ 891,883</u>

Net Operating Income (Loss)	<u>\$ 1,076</u>
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Nonoperating Income (Expense)

Interest income	<u>\$ 12</u>
Total Nonoperating Income (Expense)	<u>\$ 12</u>

Changes in net position	\$ 1,088
Net position, beginning of year	40,616
Prior period adjustments (Note 7)	<u>2,161</u>
Net position, end of year	<u><u>\$ 43,865</u></u>

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED SEPTEMBER 30, 2015**

Operating Activities

Operating grants	\$ 872,690
Other revenue	21,735
Housing assistance payments	-797,132
Payments to employees	-35,159
Payments to suppliers and contractors	<u>-52,527</u>

Net Cash Provided (Used) by Operating Activities \$ 9,607

Investing Activities

Interest income	<u>\$ 12</u>
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Net Cash Provided (Used) by Investing Activities \$ 12

Net Change in Cash \$ 9,619

Cash Balance at September 30, 2014 7,655

Cash Balance at September 30, 2015 \$ 17,274

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED SEPTEMBER 30, 2015**

Reconciliation of Operating Income (Loss) to Net Cash
Provided (Used) by Operating Activities

Net operating income (loss)	\$ 1,076
Adjustment to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:	
Adjustments to net position	2,161
(Increase) decrease in accounts receivable	-153
(Increase) decrease in prepaid expenses	-515
Increase (decrease) in accounts payable	5,572
Increase (decrease) in unearned revenue	<u>1,466</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 9,607</u>

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2015**

Note 1 - Summary of Significant Accounting Policies

(a) Organization and Reporting Entity -

The Housing Authority of the County of St. Joseph was established by the County of St. Joseph pursuant to the laws of the State of Indiana, to transact business and to have powers as defined therein. The Housing Authority was established to provide low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other applicable Federal Agencies.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) had direct responsibility for administering low-rent housing programs in the United States. Accordingly, HUD has entered into a contract with the Authority for the purpose of assisting in financing the acquisition, construction and leasing of housing units and to make annual contributions (subsidies) to the program for the purpose of maintaining its low-rent character.

In evaluating the Authority as a reporting entity, management has addressed its relationship with the County of St. Joseph and concluded that the County does not maintain an oversight responsibility for the Authority's operations. An independent Board of Commissioners, appointed by the County, is responsible for the activities of the Authority. The Authority recruits and employs its executive staff and has substantial legal authority to control its affairs without requiring approval of the County government. Debt incurred by the Authority is not an obligation of the County; the County does not review or approve the Authority's budget, is not entitled to any surplus funds generated by the Authority's operations and is not responsible for any deficits incurred by the Authority.

The Authority is governed by a Board of Commissioners appointed by the County Board, and has governance responsibilities over all activities related to all housing activities within the County. The Board of Commissioners has decision making authority and the power to designate management. The members do not serve at the discretion of the County, i.e. they can only be removed for cause. The Authority's Board elects its own chairperson.

Consequently, in accordance with evaluating the criteria set forth in Section 2100 and 2600 of the Governmental Accounting Standards Board Codification, management has concluded that the Housing Authority of the County of St. Joseph is a separate reporting entity. All funds and programs of the Housing Authority are included in these statements. The Housing Authority has no component units.

(b) Method of Accounting -

The financial statements of the Housing Authority have been prepared on the accrual basis of accounting and accordingly, reflect all significant receivables, payables and other liabilities. The Housing Authority applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2015
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(c) Financial Statement Presentation

Although a formal policy has not been adopted, in financial statement preparation the Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. Principal operating revenues are HUD grants. Operating expenses include administration, housing assistance payments and other general expenses. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

(d) Funds -

Each of the programs of the Housing Authority are organized on a basis of fund accounting, using a separate set of self balancing accounts as prescribed by HUD. The programs of the Housing Authority are:

- * Section 8 Housing Choice Vouchers

These programs are all accounted for within the 'Proprietary' (enterprise) fund as described below:

Proprietary Fund Types:

Proprietary funds use the economic resources measurement focus and utilize the accrual basis of accounting. All assets and liabilities associated with a proprietary fund's activities are included on the fund statement. Proprietary fund equity is segregated into Net Investment in Capital Assets, Restricted and Unrestricted.

(e) Cash and Cash Equivalents -

For purposes of the statement of cash flows, the practice of the Housing Authority is to consider all highly liquid investments to be cash equivalents. The term "highly liquid" refers to investments with a maturity of one (1) month or less when purchased to be cash equivalents.

(f) Net Position -

GASB Statement 63 requires the classification of net position into three components as defined below:

- 1) Net investment in capital assets - capital assets, net of accumulated depreciation, reduced by the outstanding balances of debt and deferred inflows of resources related to the acquisition, construction or improvement of those assets.
- 2) Restricted - restricted assets reduced by liabilities and deferred inflows of resources related to those assets.
- 3) Unrestricted - amounts not required to be reported in the other components of net position.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2015
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(g) Income Tax -

The Authority, organized under Indiana state law as a political subdivision subsidized by the Federal government, is exempt from Federal and State income taxes.

(h) Annual Contributions/Subsidies and Other Grants

Annual contributions and subsidies received from the Department of HUD are recorded as grant revenues.

Other grants are recognized when program expenditures are incurred. Such revenue is subject to review by the Department of Housing and Urban Development and may result in disallowance in subsequent periods.

(I) The preparation of financial statements in conformity with generally accepted accounting principles require the Housing Authority to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 2 - Cash

Statutes authorize the Housing Authority to invest in certificates of deposit, money market funds, United States government securities and repurchase agreements fully collateralized by United States government securities.

All cash and investments are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC) or other equivalent insurance company of the depository financial institutions. The deposits exceeding the insured or registered limits are public funds covered by the State of Indiana Public Deposit Fund.

Custodial Credit Risk

- a. Deposits - Custodial credit risk is the risk that in the event of a financial institution failure, the Authority's deposits may not be returned or that the Authority will not be able to recover collateral securities in the possession of an outside party.
- b. Investments - Custodial credit risk is the risk that in the event of the failure of the depository, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2015
(CONTINUED)**

Note 2 - Cash (Continued)

Credit Risk Investments, Concentration of Credit Risk and Interest Rate Risks - Investments

Credit Risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The Housing Authority has no investment policy that limits its investment choices other than the limitation of state law and/or the Department of Urban Development regulations.

Concentrations of Credit Risk is the risk of loss attributed to the amount of the investment in a single issuer. The Authority does not have a formal investment policy covering the concentration of credit risk.

Investment Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Housing Authority has no formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

The cash deposits held at financial institutions can be categorized according to three levels of risk. These three levels of risk are as follows:

Category 1 - Deposits which are insured or collateralized with securities held by the Housing Authority or by its agent in the Housing Authority's name.

Category 2 - Deposits which are collateralized with securities held by the pledging financial institution's trust department or agent in the Housing Authority's name.

Category 3 - Deposits which are not collateralized or insured.

Based on the three levels of risk, all of the Housing Authority's funds are classified as Category 1.

<u>Program</u>	<u>Book Balance</u>	<u>Bank Balance</u>
Section 8 Housing Choice Vouchers	\$ 17,274	\$ 17,299

Note 3 - Post-Employment Benefits

The Housing Authority does not provide post employment retirement benefits. As a result there are no disclosures included in these statements as required by GASB 45.

Note 4 - Accounts Receivable

Accounts receivable consists of the following accounts:

Accounts receivable - PHA projects	\$ 1,653
Miscellaneous	<u>38,171</u>
Total	<u>\$ 39,824</u>

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2015
(CONTINUED)**

Note 5 - Prepaid Expenses

This classification includes the following:

Prepaid insurance	\$ <u>515</u>
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Note 6 - Accounts Payable

This classification includes the following accounts:

Vendors and contractors	\$ <u>9,096</u>
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Note 7 - Unearned Revenue

This classification consists of the following:

Admin fees	\$ <u>4,652</u>
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Note 8 - Administrative Fee

The PHA receives an "Administrative Fee" as part of the annual contribution from HUD to cover the costs (including overhead) of administering the HAP Program. The fee is calculated by HUD on a quarterly/annual basis.

Note 9 - Contingencies

Federal Grants

In the normal course of operations, the Housing Authority receives grant funds from the Department of Housing and Urban Development. The programs are subject to audit by agents of HUD, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement which may arise as a result of these audits is not believed to be material.

Accounts Receivable

At the conclusion of the contract with Housing Assistance Office, Inc. (HAO), the Housing Authority has a related party receivable of \$38,171 from HAO. Although HAO entered into a written agreement to repay agreed upon amount, there had been no payments received as of September 30, 2015.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED SEPTEMBER 30, 2015
(CONTINUED)**

Note 10 - Prior Period Adjustments

Prior period adjustments posted directly to net position are detailed below:

Adjustment of earned revenue per QAD audit	\$ 1,611
To correct prior year A/R for Port-Out reimbursements	<u>550</u>
Total	<u>\$ 2,161</u>

Note 11 - Economic Dependency

The Housing Authority received most of its revenue (98%) from the United States Department of Housing and Urban Development. This funding is subject to federal government appropriations and potential funding reductions.

Note 12 - Restricted Net Position

Restricted net position is restricted for the following:

HAP	<u>\$ 40,216</u>
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When both restricted and unrestricted reserves are available for use, the Housing Authority's policy is to use restricted resources to fund restricted costs and then unrestricted resources as they are needed.

SUPPLEMENTAL DATA

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2015**

<u>Federal Grantor/Program</u>	<u>Federal CFDA Number</u>	<u>Contract Number</u>	<u>Grant Period</u>	<u>Program Amount</u>	<u>Receipts or Revenue Recognized</u>	<u>Disbursements/ Expenditures</u>
<u>U.S. Department of HUD</u>						
Direct Programs:						
Section 8			FYE			
Housing Choice Vouchers *	14.871	C-2087	09/30/15	\$ 871,224	\$ 871,224	\$ 871,224

*Denotes major program.

**NOTES TO THE SCHEDULE OF FEDERAL AWARDS (SEFA)
TWELVE MONTHS ENDED SEPTEMBER 30, 2015**

Note 1 – Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the County of St. Joseph (Authority) and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the Authority's consolidated financial statements.

The schedule summarizes the federal funds expended by the Authority under the programs of the federal government during the year ended September 30, 2015. The awards are classified as major and non-major program categories in accordance with the provisions of the Office of Management and Budget (OMB) Circular A-133, *Audits of States Local Governments and Non-Profit Organizations*. The schedule of expenditures of federal awards displays the Authority's expenditures charged to federal programs for the year ended September 30, 2015, and should be read in conjunction with the Authority's consolidated financial statements.

Note 2 – Sources of Funding

The schedule includes all grants and contracts entered into directly between the Authority and agencies and departments of the federal government, as well as federal funds passed-through to the Authority by primary recipients. The Authority provided no part of its direct grant federal dollars to sub-recipients.



**Independent Auditor's Report on Internal Control over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements Performed in
Accordance with *Government Auditing Standards***

Board of Commissioners
Housing Authority of the County of St. Joseph
North Liberty, Indiana

I have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the County of St. Joseph, which comprise the statement of net position as of September 30, 2015, and the related statements of changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued my report thereon dated June 1, 2016.

Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered the Housing Authority of the County of St. Joseph's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the County of St. Joseph's internal control. Accordingly, I do not express an opinion on the effectiveness of the Housing Authority of the County of St. Joseph's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Housing Authority of the County of St. Joseph's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, *significant deficiencies* or *material weaknesses*. I did not identify any deficiencies in internal control over financial reporting that I consider to be material weaknesses, as defined above. However, I identified certain deficiencies in internal control over financial reporting that I consider to be significant deficiencies in internal control over financial reporting. I consider the following deficiencies to be significant deficiencies:

The Housing Authority had not maintained its restricted cash balance as required by the Department of Housing and Urban Development. See current finding 2015-001.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the County of St. Joseph's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

I noted certain matters that I reported to the management the Housing Authority of the County of St. Joseph in a separate letter dated June 1, 2016.

Response to Findings

The Housing Authority of the County of St. Joseph's responses to the findings identified in my audit are described in the accompanying schedule findings and questioned costs. I did not audit the Housing Authority of the County of St. Joseph's responses and, accordingly, I express no opinion on them.

Purpose of This Report

The purpose of this report is solely to describe the scope of my testing of internal control over financial reporting and on compliance and other matters, and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the County of St. Joseph's internal control over financial reporting or on compliance and other matters. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the County of St. Joseph's internal control over financial reporting and on compliance and other matters. Accordingly, this communication is not suitable for any other purpose.



Certified Public Accountant

Decatur, Illinois
June 1, 2016



Independent Auditor's Report on Compliance with Requirements That Could Have a Direct and Material Effect on Each Major Federal Program and on Internal Control Over Compliance in Accordance with *OMB Circular A-133*

Board of Commissioners
Housing Authority of the County of St. Joseph
North Liberty, Indiana

Report on Compliance for Each Major Program

I have audited the Housing Authority of the County of St. Joseph's compliance with the types of compliance requirements described in *OMB Circular A-133*, that could have a direct and material effect on each of the Housing Authority of the County of St. Joseph's major federal programs for the year ended September 30, 2015. The Housing Authority of the County of St. Joseph's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility for Compliance

Management is responsible for compliance with the requirements of laws, regulations, contracts and grant applicable to its federal programs.

Auditor's Responsibility

My responsibility is to express an opinion on compliance for each of the Housing Authority of the County of St. Joseph's major federal programs based on my audit of the types of compliance requirements referred to above.

I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and *OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations (OMB Circular A-133)*. Those standards and *OMB Circular A-133* require that my plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a material effect on the major federal programs occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the County of St. Joseph's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances.

I believe that my audit provides a reasonable basis for my opinion for each major program. However, my audit does not provide a legal determination of the Housing Authority of the County of St. Joseph's compliance.

Opinion on Each Major Program

In my opinion, the Housing Authority of the County of St. Joseph complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs identified above for the year ended September 30, 2015.

Other Matters

The results of my auditing procedures also disclosed instances of noncompliance which are to be reported in accordance with *OMB Circular A-133* which are described in the accompanying schedule of findings and questioned costs as item 2015-001. My opinion is not modified with respect to this matter.

The Housing Authority of the County of St. Joseph's response to the noncompliance finding identified in my audit is described in the accompanying schedule of findings and questioned costs. The Housing Authority of the County of St. Joseph's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, I express no opinion on the response.

I noted certain matters that I reported to the management the Housing Authority of the County of St. Joseph in a separate letter dated June 1, 2016.

Report on Internal Control Over Compliance

Management of the Housing Authority of the County of St. Joseph is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing my audit of compliance, I considered the Housing Authority of the County of St. Joseph's internal control over compliance with the types of requirements that could have a direct and material effect on each major program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the *OMB Circular A-133*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the the Housing Authority of the County of St. Joseph's internal control over compliance.

My consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be *significant deficiencies* or *material weaknesses* and, therefore, deficiencies, *significant deficiencies*, or *material weaknesses* may exist that were not identified. However, I identified certain deficiencies in internal control over compliance that I consider to be *material weaknesses* and *significant deficiencies*.

A *deficiency in internal control over compliance* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirements of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. I consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costa as item 2015-001 to be a material weakness.

A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit the attention by those charged with governance. I consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2015-001 to be a significant deficiency.

The Housing Authority of the County of St. Joseph's responses to the internal control over compliance finding identified in my audit is described in the accompanying schedule of findings and questioned costs. The Housing Authority of the County of St. Joseph's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, I express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of my testing of internal control over compliance and the results of my testing based on the requirements of *OMB Circular A-133*. Accordingly, this report is not suitable for any other purpose.



Decatur, Illinois
June 1, 2016

Certified Public Accountant

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2014 contained one finding. The status of this findings is summarized below:

Finding #2014-001: Inaccurate information reported to HUD via VMS

In prior years the Housing Authority transferred funds to a managing entity in excess of funds earned by the entity. The funds have not been collected from the managing entity. This finding continues as finding 2015-001.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS - SUMMARY
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report:	Unqualified		
* Material weakness(es) identified?	<u> </u> yes	<u> X </u> no	
* Significant deficiency (ies) identified?	<u> X </u> yes	<u> </u> none reported	
Noncompliance material to financial statements noted?	<u> </u> yes	<u> X </u> no	

Federal Awards

Internal control over major programs:			
* Material weakness(es) identified?	<u> X </u> yes	<u> </u> no	
* Significant deficiency (ies) identified?	<u> X </u> yes	<u> </u> none reported	
Type of auditor's report issued on compliance for major programs:	Unqualified		
Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	<u> X </u> yes	<u> </u> no	

Identification of major programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.871	Section 8 Housing Choice Vouchers

Dollar threshold used to distinguish between type A and type B programs:	<u> \$ 300,000 </u>
Auditee qualified as low-risk auditee?	<u> </u> yes <u> X </u> no

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
CURRENT FINDINGS AND RECOMMENDATIONS**

Section II - Financial Statement Findings

There was one financial statement audit findings discussed with management and the Board Chairman, during the course of the audit and at an exit conference held June 1, 2016. This finding is also federal award finding #2015-001.

Section III - Federal Award Findings and Questioned Costs

The following federal award audit findings were discussed with management and the Board Chairman, during the course of the audit or at an exit conference held June 1, 2016.

Finding #2015-001: Inaccurate Information Reported to HUD via VMS

Financial Statement Finding and Federal Award Finding

CFDA #: 14.871

Contract #: C-2087

Year: 2012 (repeated 2013, 2014 and 2015)

Questioned costs: Not applicable

Criteria: Management is responsible for compliance with the applicable requirements for each major program and for compliance with federal regulations under Title 24-Housing and Urban Development.

Condition: In prior years, the Housing Authority transferred HAP funds to HAO, a managing entity contracted by the Housing Authority in excess of the amounts earned. The actual amount earned was based on actual HAP expenditures and established fee rates. The amounts transferred were not supported by accurate calculations. The managing entity has previously signed a repayment agreement but at the end of the fiscal year they not repaid the excess amounts transferred as agreed.

Cause: The Accounting Manager of HAO transferred amounts to HAO in excess of the sub-recipient's actual HAP expenses for several the months. Reconciliations of the amounts earned were not completed on a timely basis and allowed expenditures were not adequately monitored. HAO has not subsequently repaid the excess transfers as agreed in a written repayment agreement.

Effect: The Housing Authority has not retained its restricted cash balances of HAP subsidy as required by HUD because the cash was inappropriately transferred to HAO. Additionally the Quality Assurance Division (QAD) has performed an audit of the VMS data, including restricted and unrestricted net position. That audit required the Housing Authority to adjust its net position and also required a repayment of the inappropriately transferred funds back to HUD. The Housing Authority does not have the funds to repay HUD until those amounts are recaptured from HAO.

Recommendation: I recommend that the PHA recapture the amounts transferred to HAO in excess of what was actually earned and due for HAP. The efforts to regain the transfer should be aggressively pursued since the management relationship no longer exists.

**HOUSING AUTHORITY OF THE COUNTY OF ST. JOSEPH
NORTH LIBERTY, INDIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
CURRENT FINDINGS AND RECOMMENDATIONS
CONTINUED**

Corrective Action Plan: Former management acknowledged that incorrect rates were used in the calculation of administrative fees and monthly transfers to the contract administrator for HAP expenditures. Former management states a portion of the funds were paid back, and signed an agreement to repay additional funds over a period of time; however they have subsequently refused to honor the signed repayment agreement.

Several unsuccessful attempts have been to negotiate new terms for repayment/collection. As a result, the Housing Authority Board has filed a complaint for Breach of Contract in St. Joseph Circuit Court. The Board of Commissioners (President Sara A. Williams) and the current executive director (Laura Wagley) will continue to pursue the collection efforts as well as monitor the current cash flow.

A request for a formal repayment agreement has been submitted to HUD since limited funds are available. A response and approval from HUD is still pending.

Finding #2015-002: Housing Choice Voucher Recertification Not Performed

CFDA #: 14.871 Housing Choice Voucher

Contract #: C-2087

Year: 2015

Questioned costs: None

Criteria: HUD regulations require that all participants complete an annual recertification to update their information used to calculate their monthly portion of the monthly rent and the Housing Authority's HAP. This information includes updates of family composition, allowed deductions and income.

Condition: During my current year test of participant eligibility (24 files examined) I noted that annual recertifications and/or interim recertifications were missing in five (5) of those files and five (5) others were completed late.

Cause: Adequate quality control procedures had not been implemented to assure that timely reexaminations or interim HAP adjustments were being performed for all Housing Choice Voucher participants. Procedures in place did not provide adequate assurance that correct data was collected and used in timely, accurate rent calculations for each participant. The new executive director was performing all recertifications after the change in management and the termination of a management agent.

Effect: The HAP calculations and related rent paid by participants had not been updated in a timely manner. As a result, it cannot be determined if the Housing Authority was paying the proper amount of HAP and utility allowance reimbursements.

Recommendation: I recommend that quality control procedures be reviewed and revised to ensure that all required documentation is obtained in order for timely annual HAP calculations and adjustments to be made as required by HUD regulations.

Corrective Action Plan: The Housing Authority continues to make adjustments after the reorganization of management took place at the beginning of the fiscal year. As a result, some of the files had not been properly updated for current interim or annual HAP adjustments. Priority will be given by the executive Director, Laura Wagley, to the files that did not have current reexaminations during the fiscal year ended 2015 so that all files will have current, timely calculations by the end of the 2016 fiscal year. The Board of Commissioners have evaluated the need for additional assistance in the office, but budget constraints have made hiring additional personnel not feasible.

Housing Authority of the County of St. Joseph (IN100)

North Liberty, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2015

	14.871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted			
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted	\$17,274	\$17,274	\$17,274
114 Cash - Tenant Security Deposits			
115 Cash - Restricted for Payment of Current Liabilities			
100 Total Cash	\$17,274	\$17,274	\$17,274
121 Accounts Receivable - PHA Projects	\$1,653	\$1,653	\$1,653
122 Accounts Receivable - HUD Other Projects			
124 Accounts Receivable - Other Government			
125 Accounts Receivable - Miscellaneous	\$38,171	\$38,171	\$38,171
126 Accounts Receivable - Tenants			
126.1 Allowance for Doubtful Accounts - Tenants			
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current			
128 Fraud Recovery			
128.1 Allowance for Doubtful Accounts - Fraud			
129 Accrued Interest Receivable			
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$39,824	\$39,824	\$39,824
131 Investments - Unrestricted			
132 Investments - Restricted			
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets	\$515	\$515	\$515
143 Inventories			
143.1 Allowance for Obsolete Inventories			
144 Inter Program Due From			
145 Assets Held for Sale			
150 Total Current Assets	\$57,613	\$57,613	\$57,613
161 Land			
162 Buildings			
163 Furniture, Equipment & Machinery - Dwellings			
164 Furniture, Equipment & Machinery - Administration			
165 Leasehold Improvements			
166 Accumulated Depreciation			
167 Construction in Progress			
168 Infrastructure			
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due			
173 Grants Receivable - Non Current			
174 Other Assets			
176 Investments in Joint Ventures			
180 Total Non-Current Assets	\$0	\$0	\$0
200 Deferred Outflow of Resources			
290 Total Assets and Deferred Outflow of Resources	\$57,613	\$57,613	\$57,613

Housing Authority of the County of St. Joseph (IN100)
North Liberty, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2015

	14.871 Housing Choice Vouchers	Subtotal	Total
311 Bank Overdraft			
312 Accounts Payable <= 90 Days	\$9,096	\$9,096	\$9,096
313 Accounts Payable >90 Days Past Due			
321 Accrued Wage/Payroll Taxes Payable			
322 Accrued Compensated Absences - Current Portion			
324 Accrued Contingency Liability			
325 Accrued Interest Payable			
331 Accounts Payable - HUD PHA Programs			
332 Account Payable - PHA Projects			
333 Accounts Payable - Other Government			
341 Tenant Security Deposits			
342 Unearned Revenue	\$4,652	\$4,652	\$4,652
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue			
344 Current Portion of Long-term Debt - Operating Borrowings			
345 Other Current Liabilities			
346 Accrued Liabilities - Other			
347 Inter Program - Due To			
348 Loan Liability - Current			
310 Total Current Liabilities	\$13,748	\$13,748	\$13,748
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			
352 Long-term Debt, Net of Current - Operating Borrowings			
353 Non-current Liabilities - Other			
354 Accrued Compensated Absences - Non Current			
355 Loan Liability - Non Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities	\$0	\$0	\$0
300 Total Liabilities	\$13,748	\$13,748	\$13,748
400 Deferred Inflow of Resources			
508.4 Net Investment in Capital Assets			
511.4 Restricted Net Position	\$40,216	\$40,216	\$40,216
512.4 Unrestricted Net Position	\$3,649	\$3,649	\$3,649
513 Total Equity - Net Assets / Position	\$43,865	\$43,865	\$43,865
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$57,613	\$57,613	\$57,613

Housing Authority of the County of St. Joseph (IN100)

North Liberty, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2015

	14.871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue			
70400 Tenant Revenue - Other			
70500 Total Tenant Revenue	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$871,224	\$871,224	\$871,224
70610 Capital Grants			
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted	\$12	\$12	\$12
71200 Mortgage Interest Income			
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery			
71500 Other Revenue	\$21,735	\$21,735	\$21,735
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	\$892,971	\$892,971	\$892,971
91100 Administrative Salaries	\$35,159	\$35,159	\$35,159
91200 Auditing Fees	\$6,345	\$6,345	\$6,345
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing			
91500 Employee Benefit contributions - Administrative	\$20,937	\$20,937	\$20,937
91600 Office Expenses	\$11,636	\$11,636	\$11,636
91700 Legal Expense	\$12,429	\$12,429	\$12,429
91800 Travel	\$679	\$679	\$679
91810 Allocated Overhead			
91900 Other	\$4,679	\$4,679	\$4,679
91000 Total Operating - Administrative	\$91,864	\$91,864	\$91,864
92000 Asset Management Fee			
92100 Tenant Services - Salaries			
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services			
92400 Tenant Services - Other			
92500 Total Tenant Services	\$0	\$0	\$0

Housing Authority of the County of St. Joseph (IN100)
North Liberty, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2015

	14,871 Housing Choice Vouchers	Subtotal	Total
93100 Water			
93200 Electricity			
93300 Gas			
93400 Fuel			
93500 Labor			
93600 Sewer			
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor			
94200 Ordinary Maintenance and Operations - Materials and Other			
94300 Ordinary Maintenance and Operations Contracts			
94500 Employee Benefit Contributions - Ordinary Maintenance			
94000 Total Maintenance	\$0	\$0	\$0
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other			
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$0	\$0	\$0
96110 Property Insurance	\$0	\$0	\$0
96120 Liability Insurance	\$152	\$152	\$152
96130 Workmen's Compensation	\$288	\$288	\$288
96140 All Other Insurance	\$1,662	\$1,662	\$1,662
96100 Total Insurance Premiums	\$2,102	\$2,102	\$2,102
96200 Other General Expenses	\$785	\$785	\$785
96210 Compensated Absences			
96300 Payments in Lieu of Taxes			
96400 Bad debt - Tenant Rents			
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$785	\$785	\$785
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0
96900 Total Operating Expenses	\$94,751	\$94,751	\$94,751
97000 Excess of Operating Revenue over Operating Expenses	\$798,220	\$798,220	\$798,220

Housing Authority of the County of St. Joseph (IN100)

North Liberty, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2015

	14.871 Housing Choice Vouchers	Subtotal	Total
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments	\$776,876	\$776,876	\$776,876
97350 HAP Portability-In	\$20,256	\$20,256	\$20,256
97400 Depreciation Expense			
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$891,883	\$891,883	\$891,883
10010 Operating Transfer In			
10020 Operating transfer Out			
10030 Operating Transfers from/to Primary Government			
10040 Operating Transfers from/to Component Unit			
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$1,088	\$1,088	\$1,088
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0
11030 Beginning Equity	\$40,616	\$40,616	\$40,616
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$2,161	\$2,161	\$2,161
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity	\$3,649	\$3,649	\$3,649
11180 Housing Assistance Payments Equity	\$40,216	\$40,216	\$40,216
11190 Unit Months Available	2281	2281	2281
11210 Number of Unit Months Leased	1902	1902	1902
11270 Excess Cash			
11610 Land Purchases			
11620 Building Purchases			
11630 Furniture & Equipment - Dwelling Purchases			
11640 Furniture & Equipment - Administrative Purchases			
11650 Leasehold Improvements Purchases			
11660 Infrastructure Purchases			
13510 CFFP Debt Service Payments			
13901 Replacement Housing Factor Funds			